

Arcada Theater Building

12 S Riverside Avenue • St. Charles, IL 60174



Availability Overview

Space Available	912 - 5,100 sf
Lease Rate	\$11.00 - 14.00 sf/yr (NNN)
Lease Type	NNN
Date Available	Immediately
Space Type	Office Building
Spaces available	3
Building Size	25,755 SF
Building Class	B
Year Built	1926
Zoning	CBD1
Market	Chicago
Sub Market	Kane
Cross Streets	Main St. (Rt. 64)

Property Overview

Property

Office space in landmark Arcada Theater building with elevator. DSL service in building. Starbucks in corner store on first level. \$4.43/sf estimated pass thru costs. 2nd floor space sizes include 20% common area factor.

Location

At corner of Main St. (Rt. 64) and Riverside Ave. In the heart of downtown St. Charles. Just east of the Fox River. Near restaurants and shopping.

Presented by

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Arcada Theater Building

Available Spaces

Summary 3 Spaces

Lease Rate \$11.00 - 14.00 sf/yr
(NNN)

Space Available 912 - 5,100 sf

Lease Type NNN

Term

2nd fl F

Lease Rate \$14.00 sf/yr

Space Available 2,406 sf

Lease Type NNN

Term Negotiable

\$3,695/mo rent includes \$4.43/sf in pass thru costs. 8 room suite includes 5 private offices with windows. 2,005 usable sq ft. May combine with Suite G for 3,318 sq ft.

2nd fl G

Lease Rate \$14.00 sf/yr

Space Available 912 sf

Lease Type NNN

Term Negotiable

\$1,401/mo rent includes \$4.43/sf in pass thru costs. 4 room suite includes kitchenette plus one large private office with windows. 760 usable sq ft.

3rd Floor

Lease Rate \$11.00 sf/yr

Space Available 5,100 sf

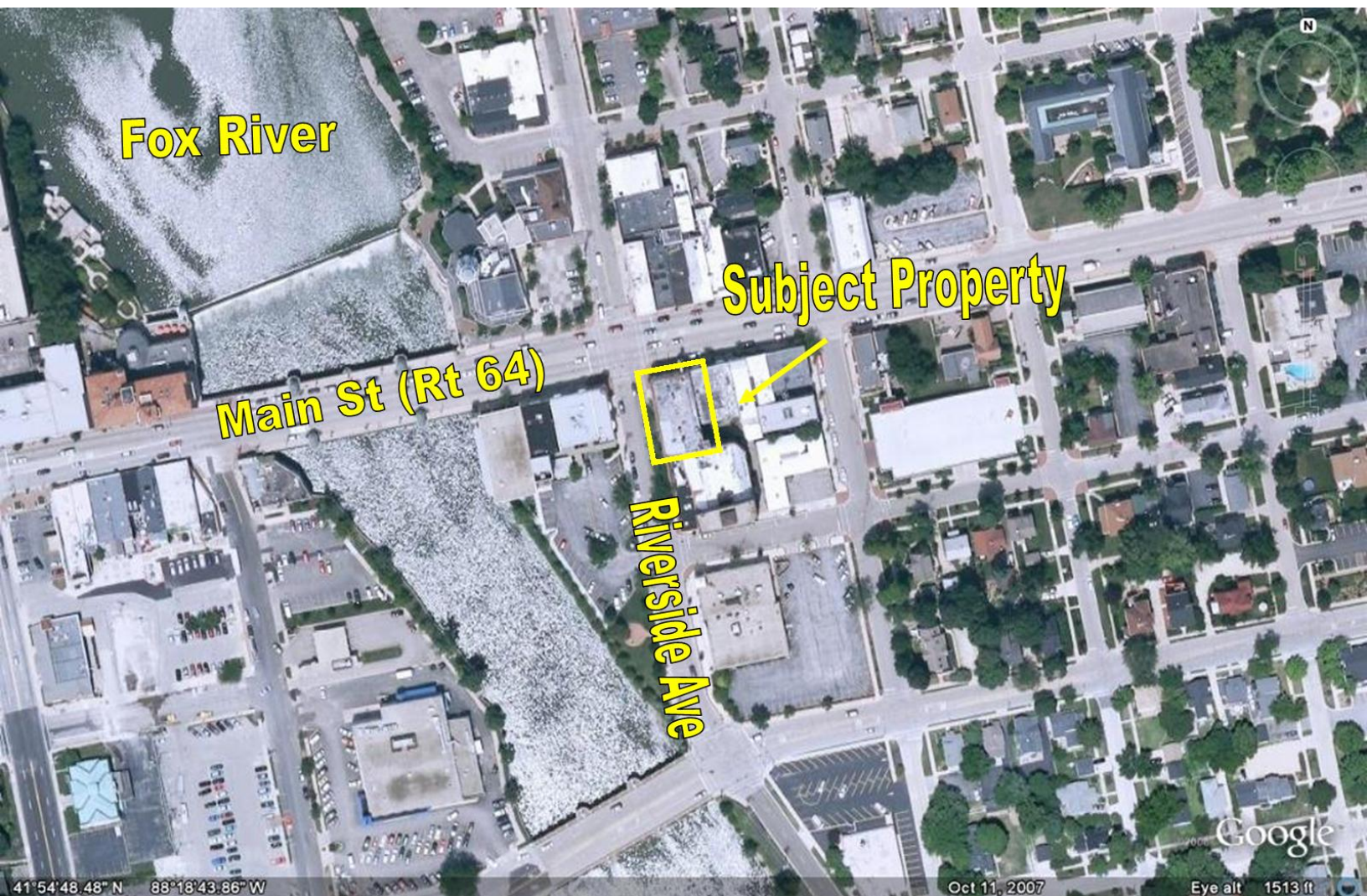
Lease Type NNN

Term Negotiable

Entire third floor features elevator lobby / reception area, 4-6 private offices, two large admin/workstation areas, conf room, kitchen, server room. Very tall ceilings and lots of windows. Signage potential on building facade. \$6,558/mo rent includes \$11/sf base rent plus \$4.43/sf CAM.

Arcada Theater Building

Aerial



Arcada Theater Building

Exterior Photo



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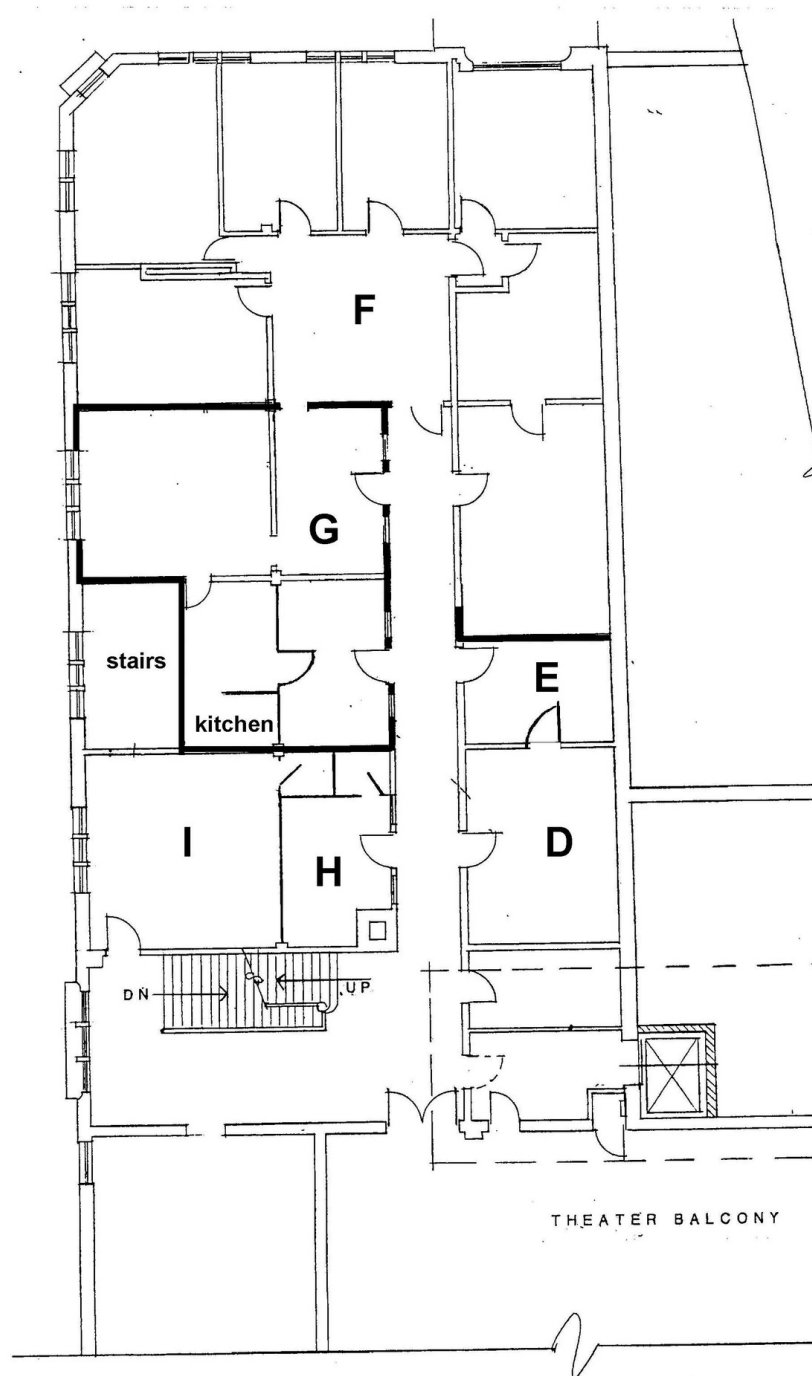
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

www.svnlandmark.com

2nd Floor

Arcada Building
12 S Riverside Avenue
St Charles IL

Second Floor



Arcada Theater Building

Second Floor Photos



Elevator Hall



Office Corridor



Suite F - Front Room



Corner Office

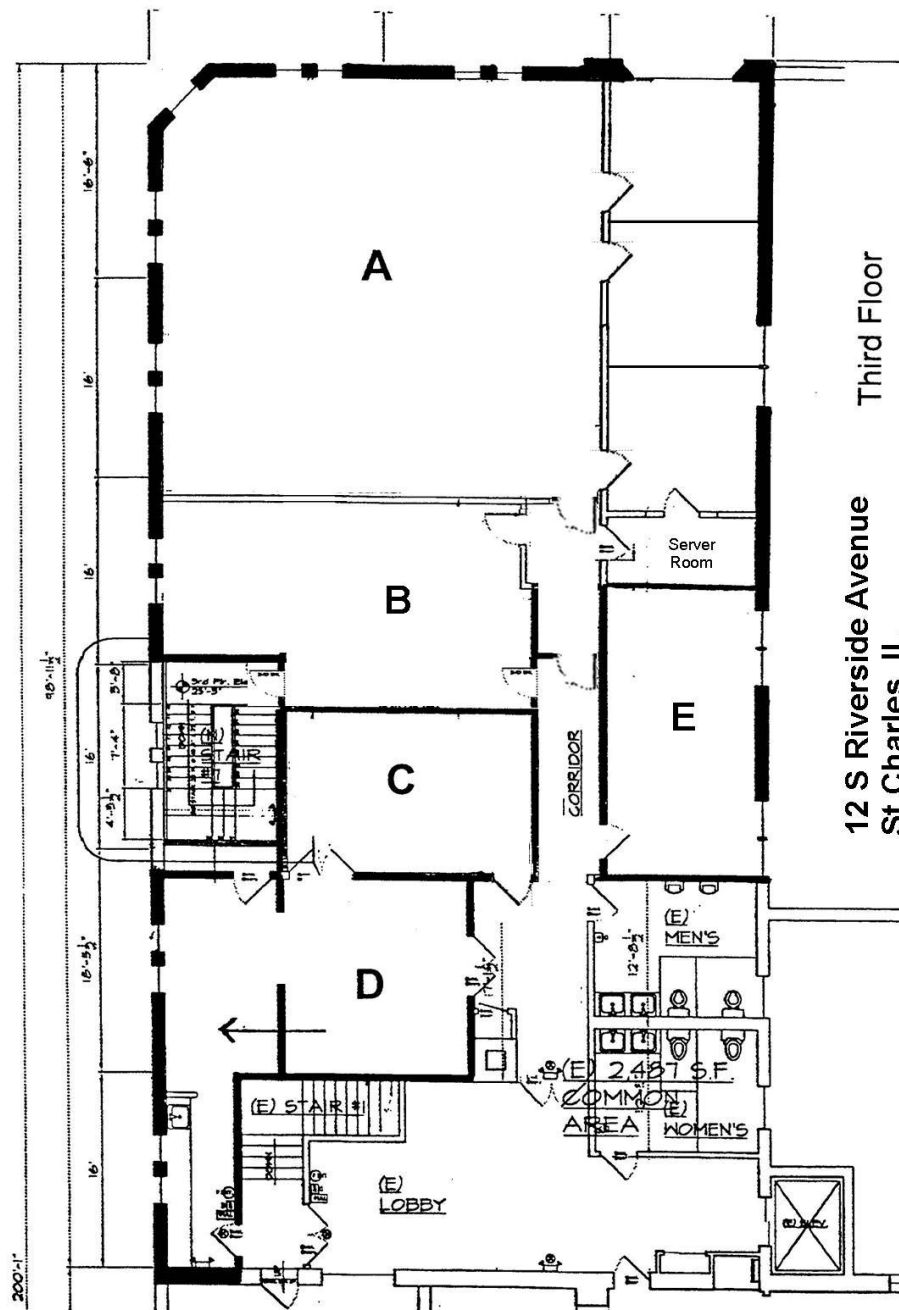


Private Office



Kitchenette

3rd Floor



Third Floor
12 S Riverside Avenue
St Charles IL

Arcada Theater Building

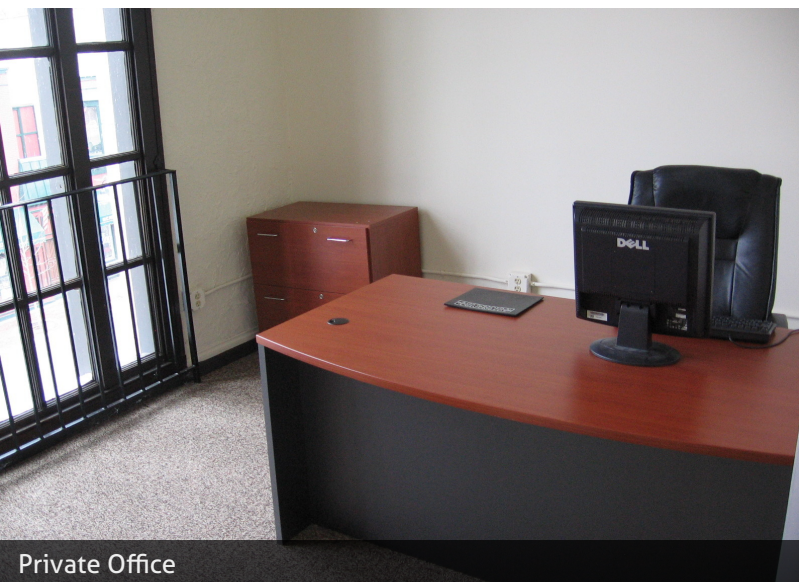
Third Floor Photos



Front Room (A) South



Front Room (A) North



Private Office



Private Office



Middle Room (B)



Conference Room (D)

Arcada Theater Building

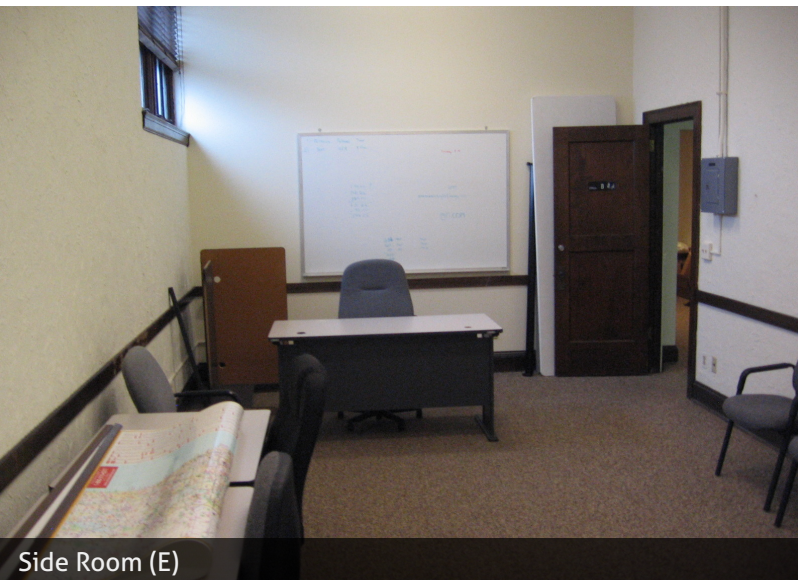
Third Floor Photos



Kitchen (D)



Kitchen Storage (D)



Side Room (E)



Storeroom (C)



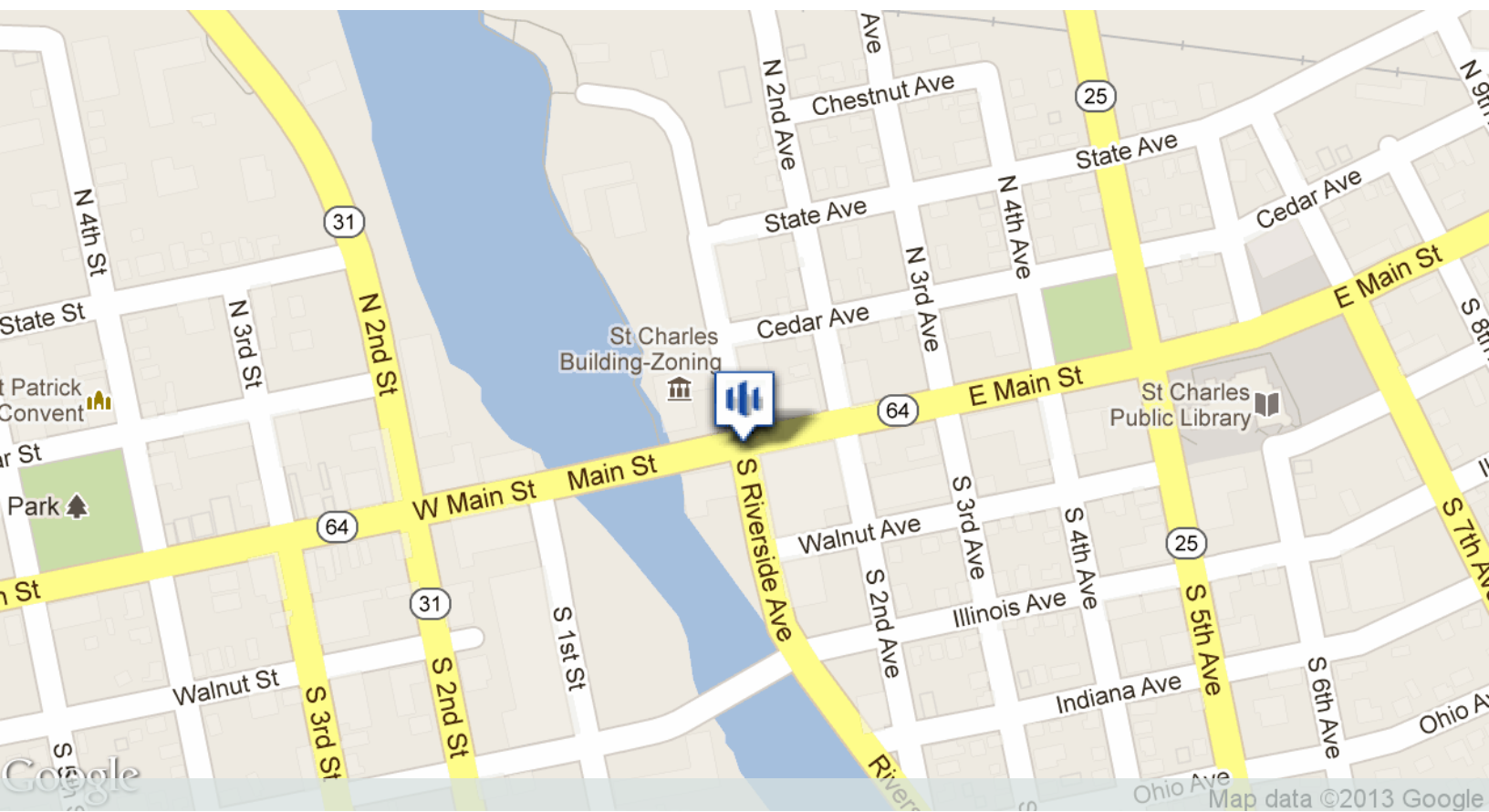
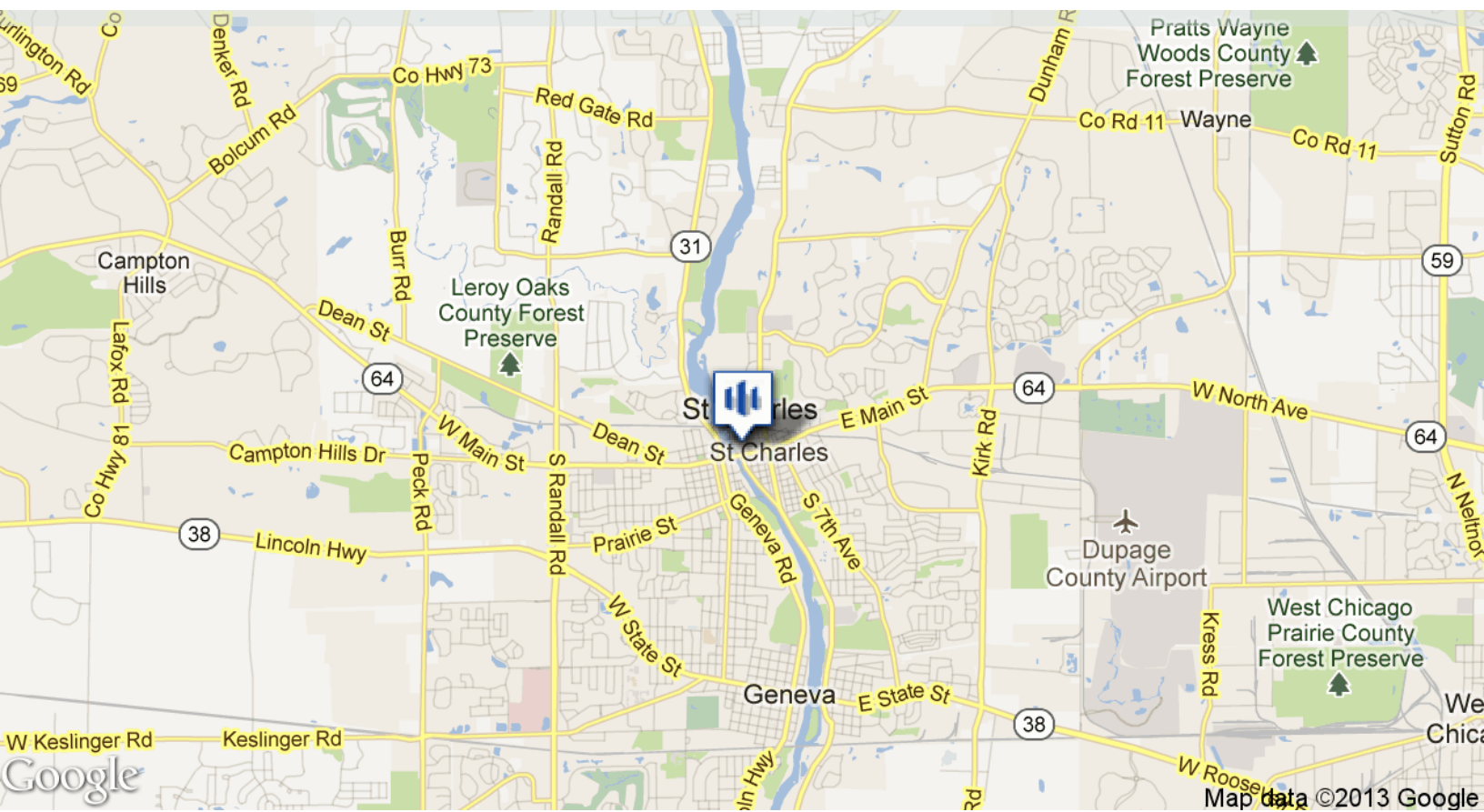
Hallway



Elevator Lobby

Arcada Theater Building

Location Maps



Arcada Theater Building

Regional Map

